

ORDINANCE NO. 87-944

AN ORDINANCE PROVIDING FOR THE AMENDMENT TO THE GENERAL ZONING ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, BEING ORDINANCE NUMBER 77-439, AND PROVIDING A CHANGE OF ZONING FROM R-1 RESIDENTIAL TO A PLANNED DEVELOPMENT DISTRICT ON LAND SPECIFICALLY DESCRIBED HEREIN; PROVIDING FOR ADDITIONAL RESTRICTIONS ON SAID PROPERTY; AND PROVIDING FOR IMMEDIATE EFFECT.

WHEREAS, a Request for Change in zoning Classification was duly filed with the City of Cedar Hill, Texas, concerning the hereinafter described property;

WHEREAS, due notice of hearing was made in the time and manner prescribed by law and the Planning and Zoning Commission of the City of Cedar Hill, Texas, duly convened and conducted a public hearing for the purpose of assessing a zoning classification change on the hereinafter described property located in the City of Cedar Hill, Texas; and

WHEREAS, an additional opportunity for all interested persons to be heard was provided by the City Council of the City of Cedar Hill, Texas, at an open meeting, with proper notices posted;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILL, TEXAS, THAT:

SECTION 1. The legal description of the property zoned herein is as attached hereto and marked "Exhibit A".

SECTION 2. The zoning classification on the hereinabove described property is hereby changed from R-1 Residential to a Planned Development District to be developed in the following amounts:

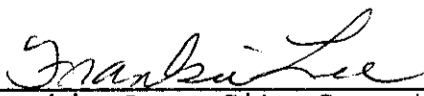
- a. P.D. 6500 - Residential Single Family detached dwelling units on a minimum lot size of 6,500 square feet, no more than 4.5 dwelling units per acre - 60 percent (60%) of total area zoned herein.
- b. P.D. 7200 - Residential Single Family detached dwelling units on a minimum lot size of 7,200 square feet, no more than 4 dwelling units per acre - 40 percent (40%) of area zoned herein.

SECTION 3. The property zoned herein shall have additional zoning restrictions and special conditions as follows. Such restrictions and conditions are hereby officially adopted, approved and ordered as a part of the Planned Development District zoned herein:

- a. Only residential single family detached dwelling units shall be constructed and each dwelling unit shall have exterior construction of at least 80 percent (80%) masonry.
- b. A masonry wall shall be constructed along the south property line for a distance of three hundred (300) feet beginning at the southwest corner of the tract of land zoned herein, and a chain link fence shall be constructed along the remainder of the south property line.
- c. Height regulations: Maximum height of dwelling units: Two and one-half stories with the exception that dwelling units on lots adjoining the masonry wall along the south property line shall have one story only.


W. S. Permenter, Mayor

ATTEST:


Frankie Lee, City Secretary

APPROVED AS TO FORM:



Lewis Sifford, City Attorney

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION
77.622 ACRES

STATE OF TEXAS
COUNTY OF DALLAS

Situated in the City of Cedar Hill, Dallas County, Texas, and being a part of the Samuel Ramsey Survey, Abstract No. 1226, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the west line of Old Clark Road (80' R.O.W.), same being the southeast corner of the G.C. Hill Tract as recorded in Volume 248, Page 254, Deed Records of Dallas County, Texas;

THENCE South 00° 16' 08" West along the west line of Old Clark Road a distance of 163.91 feet to a 3/8 inch iron rod found for corner at the beginning of a curve to the right, having a central angle of 35° 43' 35", a radius of 1392.40 feet, a tangent length of 448.75 feet, and a chord bearing South 18° 07' 56" West a chord distance of 854.22 feet;

THENCE along the arc of said curve and following said west line of Old Clark Road a distance of 868.22 feet to a 3/8 inch iron rod found at end of said curve;

THENCE South 35° 59' 44" West along said Road a distance of 332.10 feet to a fence post for corner; said fence post being in the north line of that certain tract of land conveyed to Ethel Yance Taylor as recorded in Volume 2708, Page 544, Deed Records of Dallas County, Texas;

THENCE North 89° 16' 16" West leaving the west line of Old Clark Road and along the north line of said Taylor tract a distance of 847.41 feet to a 3/4 inch iron rod found for corner;

THENCE North 89° 22' 55" West along North line of said Taylor tract a distance of 1039.79 feet to a 1/2 inch iron rod set for corner;

THENCE North 07° 03' 09" East a distance of 580.55 feet to a 1/2 inch iron rod set for corner;

THENCE North 82° 56' 51" West a distance of 305.00 feet to a 1/2 inch iron rod set in the east line of Old Straus Road;

THENCE North 07° 03' 09" East along the east line of Old Straus Road a distance of 390.02 feet to a 3/8 inch iron rod set for corner;

THENCE North 06° 42' 21" East along the east line of Old Straus Road a distance of 665.37 feet to a 1/2 inch iron rod found for corner and being the southwest corner of Pinnacle at High Pointe Subdivision, an addition to the City of Cedar Hill, according to plat recorded in Volume 86242, Page 3041, Map Records of Dallas County, Texas;

THENCE North 84° 56' 44" East along the south line of said addition a distance of 1172.61 feet to a 1/2 inch iron rod found for corner at the southeast

corner of said addition same being west line of Lot 2, Block 11 High Pointe Subdivision, an addition to the City of Cedar Hill, Texas, according to plat recorded in Volume 84128, Page 1250, Map Records of Dallas County, Texas;

THENCE South $00^{\circ} 52' 34''$ West along the west line of said Lot 2 a distance of 583.27 feet to a 1/2 inch iron rod found for corner;

THENCE North $88^{\circ} 10' 59''$ East along the south line of said Lot 2 and passing at 984.20 feet the southeast corner of said Lot 2 and the southwest corner of aforementioned G.C. Hill tract and continuing a total distance of 1289.22 feet to the POINT OF BEGINNING and CONTAINING 3,381,200 square feet or 77.622 acres of land, more or less.

M&B184;sz
2366-51